Army's *Real Property Master Planning Workshop*

Real Property Master Plan Digest

and

Area Development Plans & Land Uses Standards

DRAFT

27 – 31 October 2003, San Diego, CA, Radisson Hotel - Lajolla

RPMP Digest

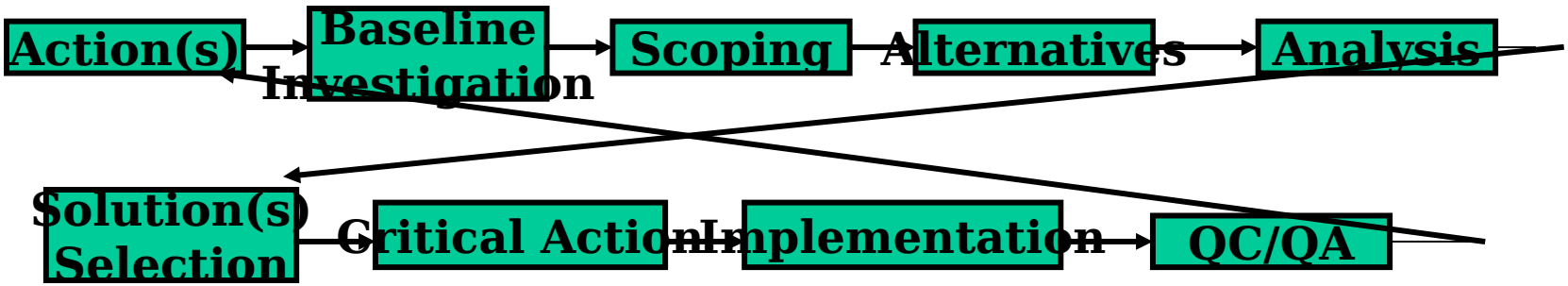
- Purpose
- Concept – Process
- Process – Steps & Components
- Work Group Proposal
- Action Plan

Purpose

- Develop a standardized planning document that emphasizes rigorous process execution in the decision-making process for plan development and implementation that includes an installation VISION that is in concert with Army's Vision.
- Create a streamline 5-step implementation process
- Ouputs:
  - Implementation Guidance (MPI)
  - Criteria for Digest format/style/look & feel
  - Standard SOWs for contracting
  - Scorecard for QC/QA consistent with ISR & MPR
- Creation of a Work Group for the development and execution of Standard product(s).

Concept - Process

Cradle – to – Cradle Process



- Step #1 – Vision/Visioning
- Step #2 – Data Collection
- Step #3 – Data Analysis
- Step #4 – Integration
- Step #5 – Implementation

VISION
Process – Step #1

- Step #1:
  - Army's Vision?
  - Installation Vision?
  - Nexus between the two?

- Objectives:
  - Comprehensive View
  - Collaboration of issues/challenges/solutions
  - Coordination of program areas
  - Continuous process/Living Process & Products *(GIS provides this capability)*
  - Installation Management Strategy *(Scorecard)*

DATA COLLECTION Process – Step #2

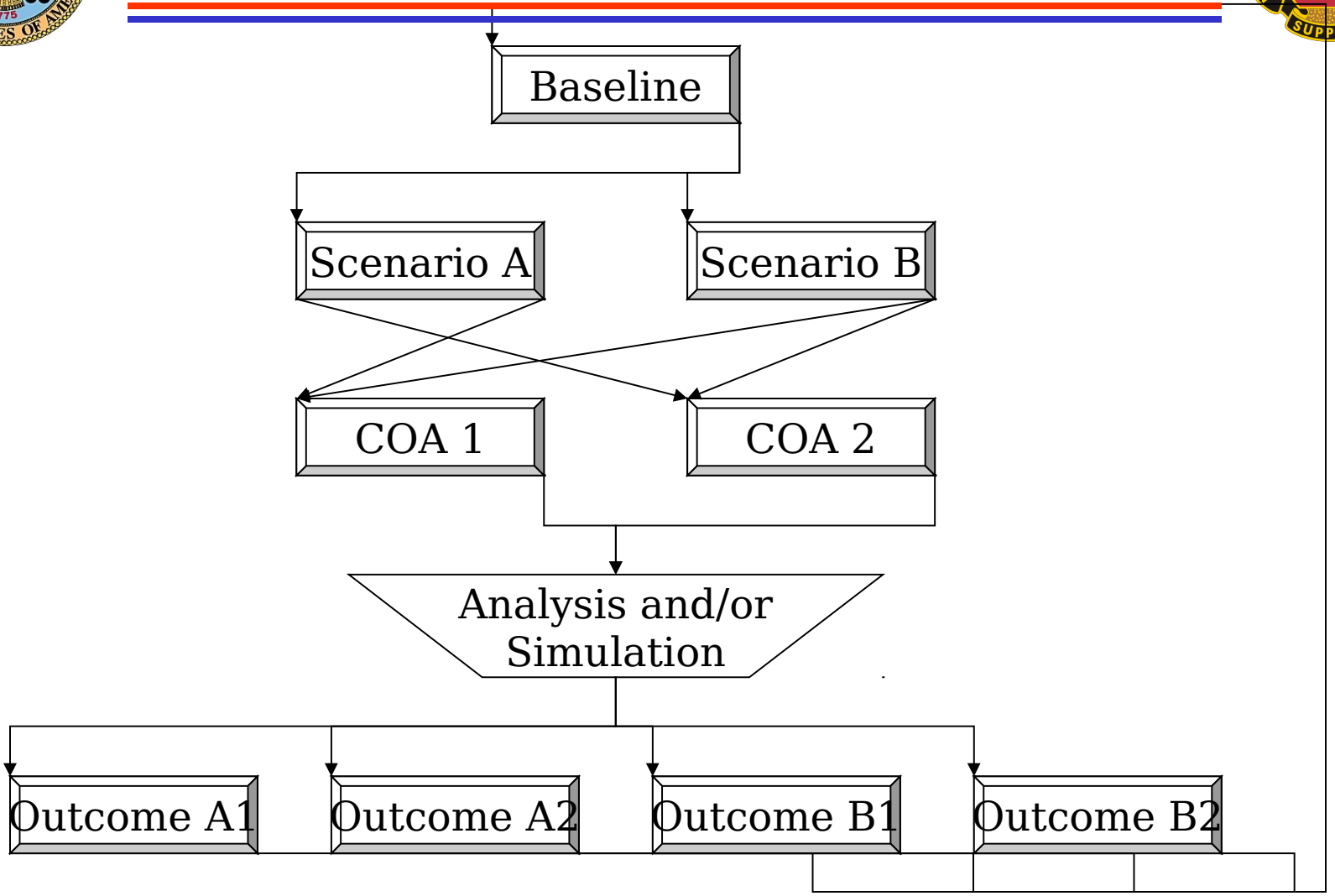
- Step #2:
  - Demographics
  - Infrastructure
  - Operations & Services
  - Environ. Stewardship
  - Associated documents (Internal/External)

- Components:
  - Army -ASIP vs. Industry-Census Tract Data
  - Utilities, Transp. Telecom, Public Svcs, Emerg. Svcs
  - IMA Strat Plan, Common Levels of Service, Privatization, CIP
  - INRMPs, ICRMPs, 4 Environ. Pillars – **Compliance, Restoration, Prevention, & Conservation**
  - GIS, IT plan, Strat Plan, Base RPMP, EBS, NEPA Docs, etc. - Local/City Plans, CIPs, etc.

DATA ANALYSIS Process – Step #3

- Step #3:
  - Purpose is to detect trends to identify interdependencies, redundancies, new business practices, fiscal impacts, environmental impacts, coordination chains, etc.
- Objectives:
  - Determine causal relationships between actions, activities, agencies, etc.
  - Develop alternative solutions
  - Eliminate non-viable solutions
  - Select preferred (viable alternative)

Scenarios & COA Analysis



INTEGRATION Process – Step #4

- Step #4:
  - Determine interdependencies between solution components life cycles
- Objectives:
  - Coordination of critical path elements for scheduling
  - Example:
    - Regulatory rqmts
    - Inter & Intra-agency coordination
    - Decision documents, e.g., Eas/EISs, TMPs, BRAC, Stationing, etc.

IMPLEMENTATION Process – Step #5

- Step #5:
  - MPI electronic format for compatibility w/ GIS Enterprise System
  - SOWs available to RPMP Community
  - Technical Expertise available for support
- Objectives:
  - QC/QA Product against original G&Os
  - QC/QA Product format with criteria rqmts and scope
  - QC/QA process of total package (Cradle-to-Cradle)

Proposed Work Group

- **ACSIM Staff w/ members from the following areas**:
  - Real Property
  - Master Planning
  - Environmental
  - GIS

- **IMA Staff from each region:**
  - Europe
  - NERO
  - SERO
  - SWRO
  - KORO
  - NWRO
  - PARO

- **USACE Staff installation support members**

- **Subject to ACSIM & HQ-IMA direction & approval**

Action Plan

- Form Working Group for RPMP Digest & ADP/Land Use Standards
  - Coordinate & Request ACSIM & IMA Approval
  - Scope Group Composition
  - Define G&Os
  - Determine Product Rqmts & Details
  - Develop Std SOWs for Contracting
- Receive Work Group Nominations Nov 03
- Initial Working Group Scoping Meeting Dec 03
- 1st Draft of Product(s) Scope – Mar/Apr 04
- 2nd Draft “ “ – Sep/Oct 04
- Pre-Final Products – Nov 04
- Final Deliverables – Dec 04

ADP & Land Use Stds

- Purpose
- What is a Area Development Plan (ADP)?
- Proposed ADP Components
- Relationship between Land Use & ADPs
- ADP vs. Urban Design Framework (UDF)
  [NCR ADP document]
- Differences & Similarities of ADP & UDF
- Example & Video Demonstration

Purpose

- To define ADP
- To define a finite number of land uses
- Compare & contrast ADPs vs. UDFs

What is a Area Development Plan (ADP)?

An area development plan is a smaller area plan tied to a functional land use in a larger [master] plan.

Proposed ADP Components

- Executive Summary
- Introduction
  - Purpose/Project Overview
  - Plan Development
  - Project Area Description
  - Project Area Breakdown
  - Plan Format
- Existing Conditions
  - Manmade Environment
  - Natural Environment
- Plan Findings & Recommendations
  - Assumptions
  - Current Projects/New Construction
  - Alternatives for Development
  - General Development Recommendations
- Force Protection Stds
- Fac. Condition Assessments
- Planning Assistance Team Concept
- Plans, Policy, & Regulations
- Folios
  - Utility
  - Veh./Ped. Circulation
  - Parking
  - Topo
  - Hydrology & Biology
  - Constriants
  - Capital Improvement Plan
  - Sub-area Land Uses Plans
- Deliverables & Schedules

ADP & Land Uses

- Develop finite Land Uses
- 5-8 Potential Primary Land Uses w/ sub-uses
- Residential/Housing (RES/HSG)
  - AFH/RCI
  - UEPH
  - GO
  - Etc.
- Administration (ADM)
  - Garrison
  - Office
  - Classrooms
  - Etc.
- Community Support (CS)
  - Recreational/PFCs
  - CDCs
  - Chapels
  - Guest Houses
  - Etc.
- Research & Development (R&D)
  - Laboratories
  - Repositories
  - Simulation Ctrs
  - Etc.
- Range & Training (R&T)
  - Ranges
  - Etc.

ADP & Land Uses

- Medical (MED)
  - Hospitals
  - Clinics
  - Etc.
- Service Support (SS)
  - PMO/Fire Stations
  - Boiler Plant
  - Chiller Plant
  - Motorpool
  - Etc.
- Commercial Retail (CR)
  - AAFES
  - Class-6
  - Banks
  - Etc.

- Compatibility of Land Uses w/in ADP:
  - Matrixing
    - Compatible
    - Compatible w/ mitigation
    - Incompatible
  - Connection of visual zones w/in ADP
  - Connection of visual zones between ADPs
  - Compatibility w/ IDS/IDG goals & objectives

What is an Urban Design Framework (UDF)?

- The UDF is a Visioning document for the implementation of the installation RPMP.
- It is comprehensive and unifying vis-à-vis a urban design framework.
- Installations are akin to small cities, and every city by its nature has an urban design.

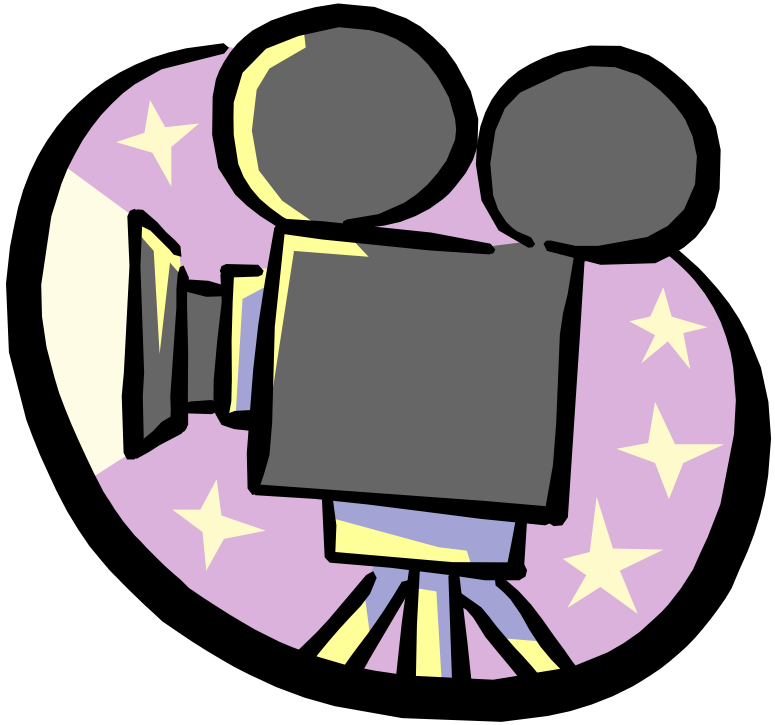
ADP vs. UDF

- ADP:
  - Smaller area land use plan
  - Smaller community plan w/in a larger [master] plan
  - Separate Vision tied to area land uses and zones
  - To date, not req'd by any Army guidance or DOD guidance
- UDF:
  - Ties framework themes and land uses back to RPMP Vision
  - Unifying document for RPMP implementation
  - Req'd by NCPC IAW AR 210-70, DODI & NCPC guidelines for RPMP approval in NCR
  - Looks comprehensively at all components of RPMP
  - Draws linkages back to RPMP Vision w/ vistas, views, pathways, linkages, connectors, gateways, focal points, etc.
  - Controlling document for RPMP implementation

Differences & Similarities: ADP & UDF

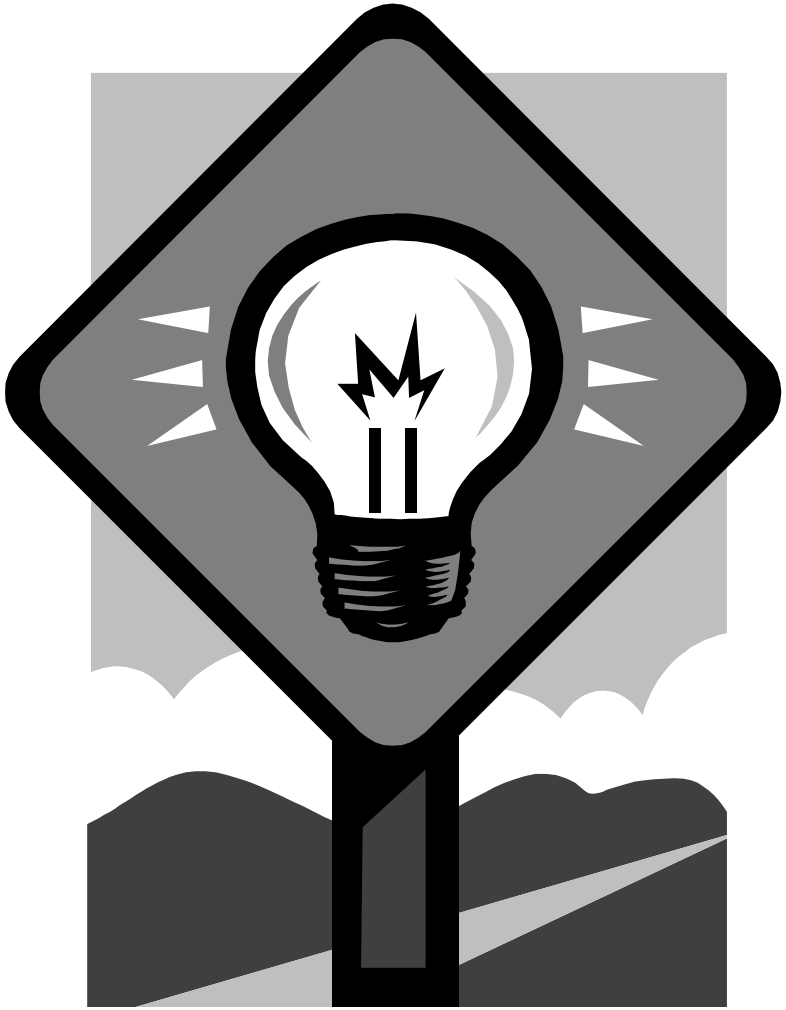
- Differences:
  - One is req'd (UDF in NCR) & one is not to date by any Army guidance
  - One unifies entire framework to RPMP (UDF)
  - One unifies visual zones w/in a community (ADP)
  - One may have several visions (ADP), and one has one comprehensive/unified vision (UDF) for RPMP
- Similarities:
  - Both focus on plan Vision
  - Both use IDS/IDG for baseline
  - Visual zones are analyzed
  - Plan w/in a larger plan
  - Implementing documents are scorecard for effectiveness of implementaiton of RPMP

Video Demos



Pope Air Force Base

Q&A



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